

THE PARTICULARS
OF A
DESIRABLE LEASEHOLD ESTATE,
SITUATE
On the West Side of ST. JAMES'S HAY-MARKET,
Consisting of those old established and well-known Premises,
THE BLACK HORSE LIVERY STABLE YARD,
In the Occupation of Mr. WILLIAM MARTIN;
AND OF
FOUR HOUSES, situate behind the said Stable Yard,
AND FRONTING MARKET-LANE:
Which will be Sold by Auction,
BY MR. WILLOCK,
At STEVENS'S COFFEE-HOUSE, in NEW BOND-STREET, LONDON,
On MONDAY the 18th of FEBRUARY, 1799, at TWELVE o'Clock,
IN TWO LOTS.

LOT I. **THE BLACK HORSE LIVERY STABLE YARD,** *most advantageously situate for Business, on the West Side of St. James's Hay-Market, between the Houses, No. 48 and 49;*

CONTAINING,

A CONVENIENT DWELLING HOUSE, with Four Bed Chambers, and Closets, on the Upper Floor; a Parlour, with Beaufet and Closets; a Kitchen, Accompting House, Scullery, Coal Room, and large Lead Flat, on the Lower Floor.

A COVERED RIDE and PAVED YARD, round which are STANDINGS for a Number of Carriages; STABLING for *Thirty-four Horses*; Two arched Vaults under the Coach-Houses; and Lofts, Lodging Rooms, and Granary, over the Coach-Houses and Stabling; all in the Occupation of Mr. WILLIAM MARTIN, Tenant at Will, at ONE HUNDRED POUNDS PER ANNUM.

THIS LOT is held of the CROWN, on Lease, for a Term, of which NINE YEARS AND A HALF will be unexpired at Lady Day, 1799, and is to be sold subject to a Ground Rent of Five Guineas per Annum.

LOT II. A COMPACT LEASEHOLD ESTATE, situate adjoining to the *West Side* of Lot I. and fronting *Market-Lane*, consisting of FOUR DWELLING HOUSES, viz.

ONE HOUSE, being No. 22, in *Market-Lane*, containing Two Rooms on each Floor, with Closets, Coal Vault, and paved Yard; in the Occupation of Mr. WILLIAM TRINDER, Tenant at Will, at per Annum

ANOTHER HOUSE, adjoining, being No. 23, in *Market-Lane*, with a paved Yard; in the Occupation of Mr. WILLIAM CHADWELL, Tenant at Will, at per Annum

ANOTHER HOUSE, adjoining, being No. 24, in *Market-Lane*, with a paved Yard; in the Occupation of the said Mr. WILLIAM CHADWELL, Tenant at Will, at per Annum

ANOTHER HOUSE, adjoining, being No. 25, in *Market-Lane*, with a paved Yard; in the Occupation of Mr. JOHN DORRINGTON, Tenant at Will, at per Annum

TERM, the same as Lot I. to be sold subject to a Ground Rent of Six Pounds per Annum.

£. s. d.
27 0 0
31 10 0
30 0 0
26 0 0
£. 114 10 0

Sold to
Mr
Metcham

N. B. Both the above-mentioned Lots are held of the Crown, by one Lease, for a Term, of which Nine Years and a Half will be unexpired at Lady Day, 1799, at a Ground Rent of Eleven Pounds Five Shillings per Annum, which is divided between Lots I. and II. as above stated: The Purchaser of Lot I. is to have the Custody of the said Lease, and the Purchaser of Lot II. shall have an attested Copy thereof, at the Vendors' Expence; and each Purchaser shall covenant with the other to pay his Proportion of the said Ground Rent, and the Purchaser of Lot I. shall also covenant with the Purchaser of Lot II. to produce and shew the said Lease when required.

These Lots are presumed to be renewable for ever, according to the Custom of Crown Leases.

To be viewed 'till the Sale, and printed Particulars may be had on the Premises; at Garraway's Coffee-House, in 'Change-Alley; at the Baptist Coffee-House, in Chancery-Lane; of Messrs. THEAKSTON and WELCHMAN, Solicitors, Surrey Side of Black-Friars Bridge; of Mr. BOOTH, Solicitor, Craven-Street, Strand; and of Mr. WILLOCK, No. 25, Golden-Square.

CONDITIONS OF SALE.

- I. **THAT** the highest Bidders shall be declared the Purchasers; and if any Disputes arise between Two or more Bidders, the Lot in Dispute shall be immediately put up again.
 - II. That the Advance be not less than Five Pounds at each Bidding.
 - III. That the Purchasers pay down immediately, into the Hands of Mr. WILLOCK, a Deposit of *Twenty Pounds per Cent.* in Part of the Purchase-Money, and the Remainder on or before Lady Day, 1799, upon having good Titles.
 - IV. That upon Payment of the Remainder of the Purchase Money, on or before Lady Day, 1799, the Purchasers shall have proper Assignments and Conveyances, at their own Expence, and be entitled to the Rents and Profits of the Premises, from Lady Day, 1799; to which Time all Out-goings will be cleared.
 - V. That a Moiety of the Duty on the Amount of all Estates sold by Auction, being Three-pence in the Pound on the said Amount, be paid by the Purchasers at this Sale, and that the other Moiety be paid by the Vendors.
- Lastly, That if the Purchasers shall neglect or fail to comply with the Conditions before-mentioned, the Deposit-Money shall be forfeited, the Vendors shall be at full Liberty to re-sell the Premises, by public or private Sale, and the Deficiency (if any by such second Sale) together with all Charges attending the same, shall be made good by the Defaulters at this present Sale.

D^r The Account of John Willock, with the
respecting the Sale of a Leasehold Estate, situate

1799

Feb 18 To Cash Received of Mr. Matcham as
a Deposit for the Purchase of the
Leasehold Premises situate in
Market Lane

£ 0 0

60 0 0

Administrator &c, of W. Jacob Life, deceased
 at in St. James's Haymarket and in Market Lane.

Dr
 Cr

1799

Feb. 18 By Commission on the Amount of the
 sale of the Premises in Market Lane
 by Auction at Stevens's Coffeehouse, in
 New Bond Street, for the sum of £300;
 including Advertisements in several
 Daily and Evening Papers and in the
 County Chronicle; Printing and
 distributing the Particulars, Auction
 Room, Coffeehouse, Attendances
 upon W. Booth, W. Welchman, M. Overdon,
 Coach hire &c at 5^d Cent.

£ 0 0

15 0 0

2/7.10
 3.15

By Cash paid Excise Duty, half of
 which is to be paid by W. Matcham.

7 10 0

By Cash paid Stamp on Purchasers
 Agreement

0 10 0

By Commission on the Amount of the
 sum ~~which~~ the Premises in the Hay
 market were bought in at, being £550.
 at 1^d Cent

5 10 0

By Cash paid a Bricklayers Bill for
 repairing Tyling in Market Lane by
 direction of W. Booth

1 9 0

29. 15 -

Cash to Balance

30 1 0

£ 60 0 0